

056.A

0002

0008.3

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / 381,300 / 381,300

USE VALUE:

381,300 / 381,300

ASSESSED:

381,300 / 381,300

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		BRATTLE ST, ARLINGTON

**OWNERSHIP**

Unit #: 3

Owner 1: SHANAHAN CATHERINE

Owner 2:

Owner 3:

Street 1: 8 BRATTLE ST UNIT 3

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02476	Type:	

**PREVIOUS OWNER**

Owner 1: SHANAHAN CATHERINE -

Owner 2: MONJU JOSEPH -

Street 1: 6-8 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1906, having primarily Vinyl Exterior and 1187 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R3	THREE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7290																

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	381,300			381,300			314297
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/01/18		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	381,300	0	.	.	381,300	Year end	12/23/2021	
2021	102	FV	370,100	0	.	.	370,100	Year End Roll	12/10/2020	
2020	102	FV	364,500	0	.	.	364,500	364,500 Year End Roll	12/18/2019	
2019	102	FV	388,100	0	.	.	388,100	388,100 Year End Roll	1/3/2019	
2018	102	FV	342,600	0	.	.	342,600	342,600 Year End Roll	12/20/2017	
2017	102	FV	311,800	0	.	.	311,800	311,800 Year End Roll	1/3/2017	
2016	102	FV	311,800	0	.	.	311,800	311,800 Year End	1/4/2016	
2015	102	FV	287,700	0	.	.	287,700	287,700 Year End Roll	12/11/2014	

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHANAHAN CATHER	60536-596		11/20/2012	Family		1	No	No	

**PAT ACCT.**

!15948!

**PRINT**

Date

Time

12/30/21

21:39:24

**LAST REV**

Date

Time

08/01/18

09:18:58

danam

15948

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/1/2018		Measured								DGM	D Mann	
5/7/2013		NEW CONDO								BR	B Rossignol	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

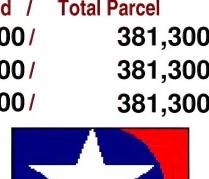
Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average																		
Sty Ht: 1 - 1 Story				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																		
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 4 - Flat				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>															
Roof Cover: 4 - Tar & Gravel				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1													
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:				Frl:	Rating:			Other															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:			Upper															
Grade: C - Average. (-)				<b>CONDOS INFORMATION</b>				Lvl 2															
Year Blt: 1906	Eff Yr Blt:			Location:				Lvl 1															
Alt LUC:	Alt %:			Total Units:				Lower															
Jurisdct: G14	Fact: .			Floor: 3 - 3rd Floor				Totals	RMs: 5	BRs: 2	Baths: 1	HB											
Const Mod:				% Own: 33.300000000				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL											
<b>INTERIOR INFORMATION</b>				Phys Cond: AV - Average	31. %			Interior:	1	5	2	1											
Avg Ht/FL: STD				Functional:		%		Additions:															
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen:															
Sec Int Wall:	%			Special:		%		Baths:															
Partition: T - Typical				Override:		%		Plumbing:															
Prim Floors: 3 - Hardwood				Total:	31 %			Electric:															
Sec Floors:	%			<b>CALC SUMMARY</b>				Heating:															
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 305.00				General:															
Subfloor:				Size Adj.: 1.35000002				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>											
Bsmnt Gar:				Const Adj.: 0.97990203				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	<b>SUB AREA DETAIL</b>					
Electric: 3 - Typical				Adj \$ / SQ: 403.475									GLA	Gross Liv Ar	1,187	403.470	478,924	Sub Area	% Usbl	Descrip	% Type	Qu # Ten	
Insulation: 2 - Typical				Other Features: 55000																			
Int vs Ext:				Grade Factor: 0.90																			
Heat Fuel: 2 - Gas				NBHD Inf: 1.14999998																			
Heat Type: 1 - Forced H/Air				NBHD Mod:																			
# Heat Sys: 1				LUC Factor: 1.00																			
% Heated: 100	% AC:			Adj Total: 552612																			
Solar HW: NO	Central Vac: NO			Depreciation: 171310																			
% Com Wal	% Sprinkled			Depreciated Total: 381302																			
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:		Ind.Val:															
Make:		Model:																					
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:				Year:		Color:													
												<b>PARCEL ID</b> 056.A-0002-0008.3				<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N				Total Yard Items:				Total Special Features:				Total:				<b>AssessPro Patriot Properties, Inc</b>							
																							